



- A residential investment opportunity currently let producing £42,300 per annum

A large three storey 10 bed roomed town house currently let to 10 students on a single Assured Shorthold Tenancy producing £42,300 per annum to include all bills, with scope to increase the rent to £46,800 if changed to a 52 week tenancy. There is also potential to add two further bedrooms subject to obtaining the necessary planning consents which would increase the rent by a further £8,460 per annum. The property is fully HMO Compliant and benefits from most of its periodic features, central heating and is currently fully let until July 2021.

Situated Fronting North View in a Conservation Area just a few minutes' walk from the University of Liverpool campus and approximately 5 minutes from Liverpool City Centre by bus.

Basement Boiler room, 2 Rooms, Kitchen, Bathroom/WC, Shower room/WC.

Ground Floor Main Entrance Hallway, Kitchen, Lounge/Diner, 2 Letting Rooms.

First Floor 5 Letting rooms, Bathroom/WC, Separate WC.

Second Floor 3 Letting rooms.

Outside Rear Garden.

